

James Harper

From: James Harper
Sent: Wednesday, June 4, 2025 12:16 PM
To: Tony Newton
Subject: : SUB25-003 First Review Complete - Comments Letter; 2024217; common parcel ownership

Hi Tony,

Thank you for your notification and for providing the comments letter.
Please see the information below, from the ownership's rep, suggesting that both parcels are under common title / ownership (3rd comment). Please advise how we should proceed on that part.

Thanks again,
James M. Harper, PLS
Senior Associate

Bush, Roed & Hitchings, Inc. Direct: (206) 720-3565
15400 SE 30th Place, Ste 100 Cell: (206) 841-9785
Bellevue, WA 98007 Email: jamesh@brhinc.com

Privileged or confidential information may be contained in this message. If you are not the intended recipient, you may not copy or communicate this message to anyone. If you received this message in error, please destroy this message and notify the sender by reply email.

From: Rediger, Shawn <srediger@williamskastner.com>
Sent: Wednesday, June 4, 2025 12:07 PM
To: James Harper <JamesH@brhinc.com>
Cc: Hancheroff, Sasha <shancheroff@williamskastner.com>
Subject: FW: 2024217.00 - : SUB25-003 First Review Complete - Comments Letter

The trust contact provided the below information – is this sufficient?

Shawn B. Rediger

Williams Kastner | Attorney at Law
601 Union Street, Suite 4100
Seattle, WA 98101-2380
P: 206-628-2788 | F: 206-628-6611
www.williamskastner.com | [Bio](#) | [V-Card](#)

WILLIAMS KASTNER[®]
SEATTLE | PORTLAND | SPOKANE 

From: Edgbert, Jeff <jeff@highlandprivate.com>
Sent: Wednesday, June 4, 2025 11:55 AM
To: Rediger, Shawn <srediger@williamskastner.com>; Milojevich, Mike <mikem@highlandprivate.com>
Cc: Hancheroff, Sasha <shancheroff@williamskastner.com>
Subject: RE: 2024217.00 - : SUB25-003 First Review Complete - Comments Letter

Shawn:

I just did a quick search in King County records, and discovered executed Statutory Warranty Deeds conveying parcels 413930 0346 and 413930 0350 from Jan Silverberg to Michael Milojevich, as Trustee of the Northview Trust dated 06/29/2022. Titling and ownership are the same. Screenshots follow below. Is this sufficient?

When recorded return to:

Linda Ebberson
Lasher Holzappel Sperry & Ebberson PLLC
601 Union Street, #2600
Seattle, WA 98101-4000

STATUTORY WARRANTY DEED

THE GRANTOR, JANICE SILVERBERG, an unmarried individual, for good and valuable consideration, conveys, and warrants to MICHAEL MILOJEVICH, as Trustee of the Northview Trust dated June 29, 2022, the following described real estate, situated in the County of King, State of Washington, including any after-acquired title or interest therein:

LOTS A 2 AND A 3, CITY OF MERCER ISLAND SHORT PLAT NUMBER 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NUMBER 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

SUBJECT TO: Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

Tax Parcel/Account Number(s): 413930-0350-06

Dated 8/18/22


Janice Silverberg

When recorded return to:

Linda Ebberson
Lasher Holzappel Sperry & Ebberson PLLC
601 Union Street, #2600
Seattle, WA 98101-4000

STATUTORY WARRANTY DEED

THE GRANTOR, JANICE SILVERBERG, an unmarried individual, for good and valuable consideration, conveys, and warrants to MICHAEL MILOJEVICH, as Trustee of the Northview Trust dated June 29, 2022, the following described real estate, situated in the County of King, State of Washington, including any after-acquired title or interest therein:

PARCEL A:
LOT B, CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT NO. MI-97-1541, RECORDED UNDER RECORDING NO. 9802239018, IN KING COUNTY, WASHINGTON.

(BEING A PORTION OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

PARCEL B:
LOT A-3, CITY OF MERCER ISLAND SHORT PLAT NO. 97-1540, RECORDED UNDER RECORDING NUMBER 9809119001, AS AMENDED BY CITY OF MERCER ISLAND SHORT PLAT NO. 99-0157, RECORDED UNDER RECORDING NUMBER 19990810900019, IN KING COUNTY, WASHINGTON.

(BEING THE REMAINDER OF CITY OF MERCER ISLAND LOT CONSOLIDATION FILE NUMBER SUB05-012, RECORDED UNDER RECORDING NUMBER 20051117900025).

PARCEL C:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9802239018, IN KING COUNTY, WASHINGTON.

SUBJECT TO: Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

Assessor's Property Tax Parcel/Account Number(s): 413930-0346-03

THIS DEED ORIGINALLY DATED AUGUST 18, 2022 AND FILED AS INSTRUMENT NUMBER 20220825000769 IS RE-RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION.

From: James Harper <JamesH@brhinc.com>
Sent: Wednesday, June 4, 2025 11:22 AM
To: Rediger, Shawn <srediger@williamskastner.com>
Subject: 2024217.00 - : SUB25-003 First Review Complete - Comments Letter

Shawn,

See we have received the attached comments – which appear minor, and I see no problem responding by end of this week.

Can you assist by confirming, for each of the two parcels, who will be appropriate to list for signature? I am a little confused on that (comment 3). Thank you,

James M. Harper, PLS
Senior Associate
Bush, Roed & Hitchings, Inc. Direct: (206) 720-3565
15400 SE 30th Place, Ste 100 Cell: (206) 841-9785
Bellevue, WA 98007 Email: jamesh@brhinc.com

Privileged or confidential information may be contained in this message. If you are not the intended recipient, you may not copy or communicate this message to anyone. If you received this message in error, please destroy this message and notify the sender by reply email.

From: Tony Newton <tony.newton@mercerisland.gov>
Sent: Friday, May 30, 2025 9:20 AM
To: James Harper <JamesH@brhinc.com>
Subject: SUB25-003 First Review Letter

Good morning, James,

Please review the attached review comment letter for SUB25-003 SUB1 for the lot line revision Permit Application located at 3312 94th AVE SE, Mercer Island.

Let me know if you have any questions.
Sincerely,

Tony Newton
Assistant Planner
City of Mercer Island
206-275-7715 | www.mercerisland.gov

*Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).
The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.*

We are here to protect your privacy and serve your best interests. If you have any questions or concerns, please contact us directly. Please direct any trade or account instructions to a live person. If you think you have received an email by mistake, please delete it and notify us of the error. Email is not a secure method of communication. We cannot warranty and do not accept responsibility or liability for the accuracy or content of email messages or for the presence of viruses, worms or other malicious code-disabling agents. Hightower Advisors, LLC is a SEC registered investment adviser. Securities are offered through Hightower Securities, LLC - Member FINRA/SIPC. 200 W Madison St. 25th Floor, Chicago, IL, 60606 - 312.962.3800